Ellisons

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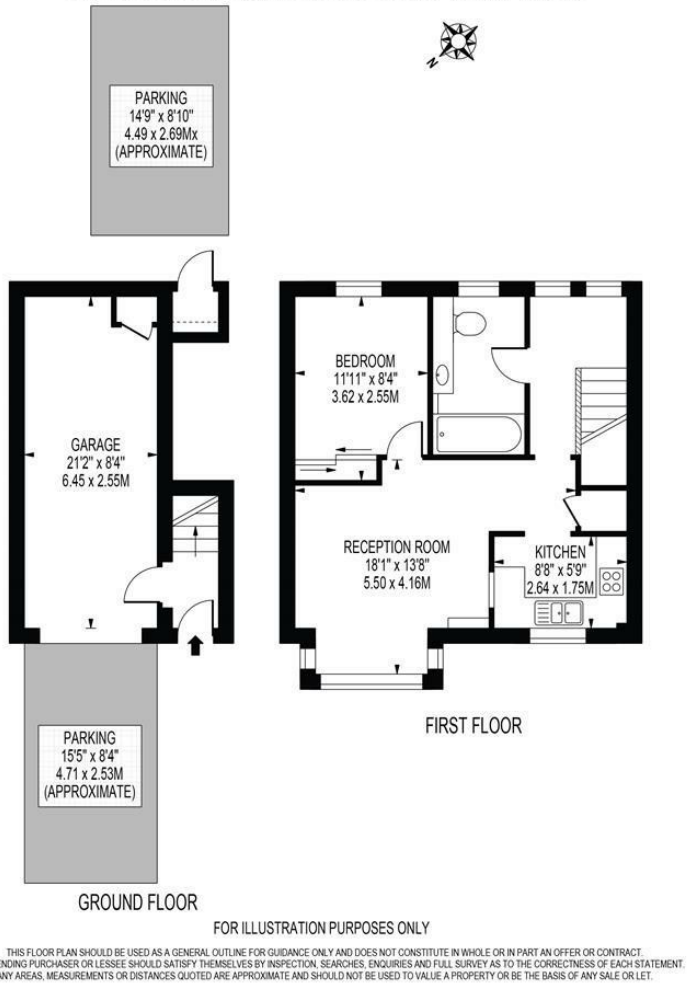
# Lulworth Crescent
# Mitcham, CR4 3RB

## £285,000 Leasehold

**A beautifully presented first floor maisonette located on a quiet cul-de-sac of a purpose-built development close to both within Mitcham and Colliers Wood, with Underground and National Rail links also available at Colliers Wood and nearby Mitcham Eastfields stations. This bright and airy one double bedroom flat offers well-proportioned rooms, a modern kitchen, communal gardens, allocated off road parking, garage and its own bike storage.**

## LULWORTH CRESCENT

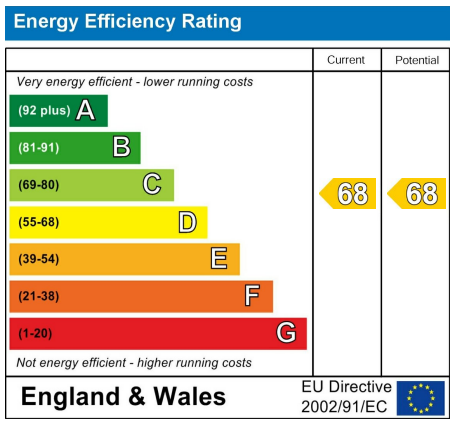
APPROXIMATE TOTAL INTERNAL FLOOR AREA: **691 SQ FT - 64.23 SQ M**
(INCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **177 SQ FT - 16.45 SQ M**




FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- First Floor Maisonette
- One Double Bedroom
- No Onward Chain
- Allocated Parking
- Garage
- Bike Store
- Lease: 125 years from 25 March 1989
- Ground Rent (Per Annum) : £105
- Service Charge (Per Annum) : £1,800

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**Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.**